167.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	731,200 / 731,200
					USE VALUE:	731,200 / 731,200
					ASSESSED:	731,200 / 731,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PATTISON-GORDON EDWARD
Owner 2:	PATTISON-GORDON LAURIE A
Owner 3:	
Street 1:	55 FLORENCE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 2030 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5138.000	329,300		401,900	731,200
Total Card	0.118	329,300		401,900	731,200
Total Parcel	0.118	329,300		401,900	731,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.20 | /Parcel: 360.2

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 110392

GIS Ref

GIS Ref

Insp Date 07/21/18

PREVIOUS ASSESSMENT

Parcel ID 167.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	329,300	0	5,138.	401,900	731,200	731,200	Year End Roll	12/18/2019
2019	101	FV	261,300	0	5,138.	401,900	663,200	663,200	Year End Roll	1/3/2019
2018	101	FV	261,300	0	5,138.	356,000	617,300	617,300	Year End Roll	12/20/2017
2017	101	FV	261,300	0	5,138.	298,600	559,900	559,900	Year End Roll	1/3/2017
2016	101	FV	261,300	0	5,138.	298,600	559,900	559,900	Year End	1/4/2016
2015	101	FV	254,900	0	5,138.	258,400	513,300	513,300	Year End Roll	12/11/2014
2014	101	FV	254,900	0	5,138.	249,800	504,700	504,700	Year End Roll	12/16/2013
2013	101	FV	254,900	0	5,138.	237,700	492,600	492,600		12/13/2012

!12907!

PRINT

Date	Time
12/11/20	02:55:55

LAST REV

Date	Time
08/03/18	09:29:58
mmcmakin	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 12907

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTLEY ROBERT	24226-33		1/31/1994		203,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/20/2012	89	Manual	12,091					fence repair & add
9/23/1997	575	Manual	10,735					REPLACE GARAGE-FEN
3/27/1997	125	Manual	3,600					REPAIR PORCH
10/9/1996	519	Manual	6,100					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
1/17/2009	Meas/Inspect	345	PATRIOT
11/10/2008	Measured	336	PATRIOT
1/31/2000	Inspected	276	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	163	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	110392
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5138		Sq. Ft.	Site		0	70.	1.12	8									401,898						401,900	

Total AC/HA: 0.11795 | Total SF/SM: 5138 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 401,898 | Spl Credit | Total: 401,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Poor
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22692299
Const Adj.:	0.99989998
Adj $ / SQ:	153.350
Other Features:	83750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	477224
Depreciation:	147939
Depreciated Total:	329284

COMMENTS

OF=SHOWER IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

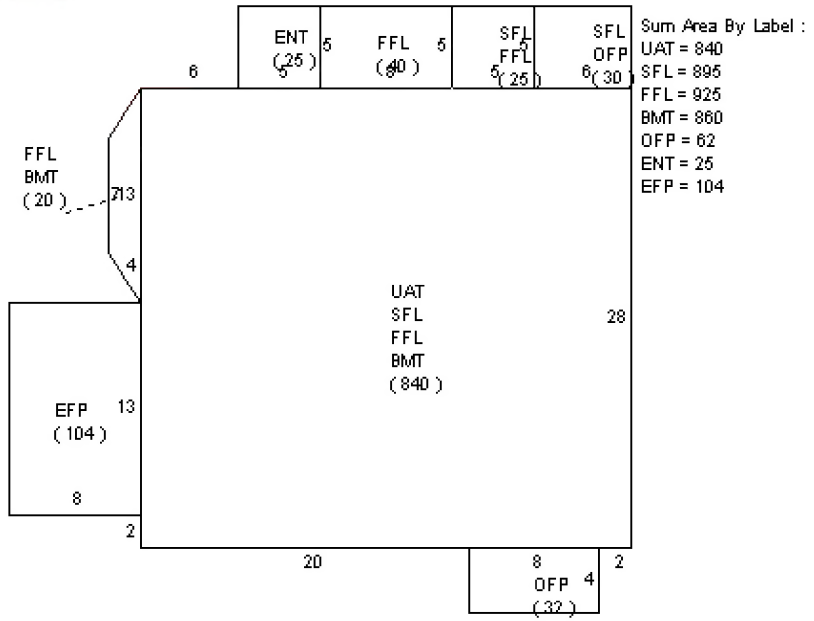
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	925	153.350	141,849
SFL	Second Floor	895	153.350	137,248
BMT	Basement	860	46.010	39,564
UAT	Upper Attic	210	107.350	22,542
EFP	Enclos Porch	104	53.400	5,553
OFP	Open Porch	62	43.110	2,673
ENT	ENTRY	25	26.400	660
	Net Sketched Area:	3,081	Total:	350,089
Size Ad	1820	Gross Are	3711	FinArea 2030

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.69
Special Features:	0	Val/Su Net:	106.88
Final Total:	329300	Val/Su SzAd	180.93

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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